



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 17, 2020

**Title:** Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Garage at 10340 East Rancho Del Este Drive, Located within Regulated Riparian Habitat (District 4)

### Introduction/Background:

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation when cumulative disturbance of more than 1/3 acre of mapped riparian habitat occurs. If a project site contains suitable area(s) for mitigation, restoration, or enhancement, then on-site mitigation is required in accordance with the adopted Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines. The Ordinance contains a provision for mitigation banking when on-site mitigation is not feasible. All off-site mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

### Discussion:

The owner, Robert Torres has applied for a permit to construct a garage on property located at 10340 East Rancho Del Este Drive. Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area Hydromesoriparian habitat. Upon review of the permit, staff determined that portions of RRH had been previously disturbed over a period of time and the disturbance exceeded a 1/3 acre. The property is already developed therefore has no suitable place for onsite mitigation. As a result, the applicant is proposing to contribute a fee of \$5,786.89 in lieu of onsite mitigation, based on a cost estimate provided by a qualified professional through the guidelines provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

### Conclusion:

Acceptance of mitigation banking funds in-lieu of on-site mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County.

### Recommendation:

The ILF proposal presented conforms with the Ordinance and, as such, the District recommends approval.

### Fiscal Impact:

\$5,786.89

### Board of Supervisor District:

☐ 1      ☐ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

Department: Regional Flood Control District Telephone: 724-4600

Department Director Signature/Date: [Signature] 2/15/2020

Deputy County Administrator Signature/Date: [Signature] 2/24/2020

County Administrator Signature/Date: [Signature] 2/26/2020

**DATE:** February 25, 2020

**TO:** Flood Control District Board of Directors

**FROM:** Suzanne Shields, P.E.   
Director

**SUBJECT:** Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Garage at 10340 East Rancho Del Este Drive, Located within Regulated Riparian Habitat (District 4)

### Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for mapped riparian habitat disturbances greater than 1/3 acre. If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation occurs in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. The Ordinance contains a provision for mitigation banking, when on-site mitigation is not feasible. All offsite mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

### Report

The owner, Robert Torres has applied for a permit to construct a garage on property located at 10340 East Rancho Del Este Drive (Exhibit A). Most of the property is mapped within Regulated Riparian Habitat (RRH) and is classified as Important Riparian Area Hydromesopararian habitat (Exhibit B). Upon review of the permit, staff determined that portions of RRH had been previously disturbed over a period of time and the disturbance exceeded a 1/3 acre. Mr. Torres hired Karen Cesare, with Novak Environmental, Inc. to prepare a Riparian Habitat Mitigation Plan (Exhibit C). The property is developed with a single family residence, horse corrals and barns, therefore has no suitable place for onsite mitigation. As a result, the applicant is proposing to contribute a fee of \$5,786.89 in lieu of onsite mitigation, based on a cost estimate provided by a Ms. Cesare through the guidelines provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

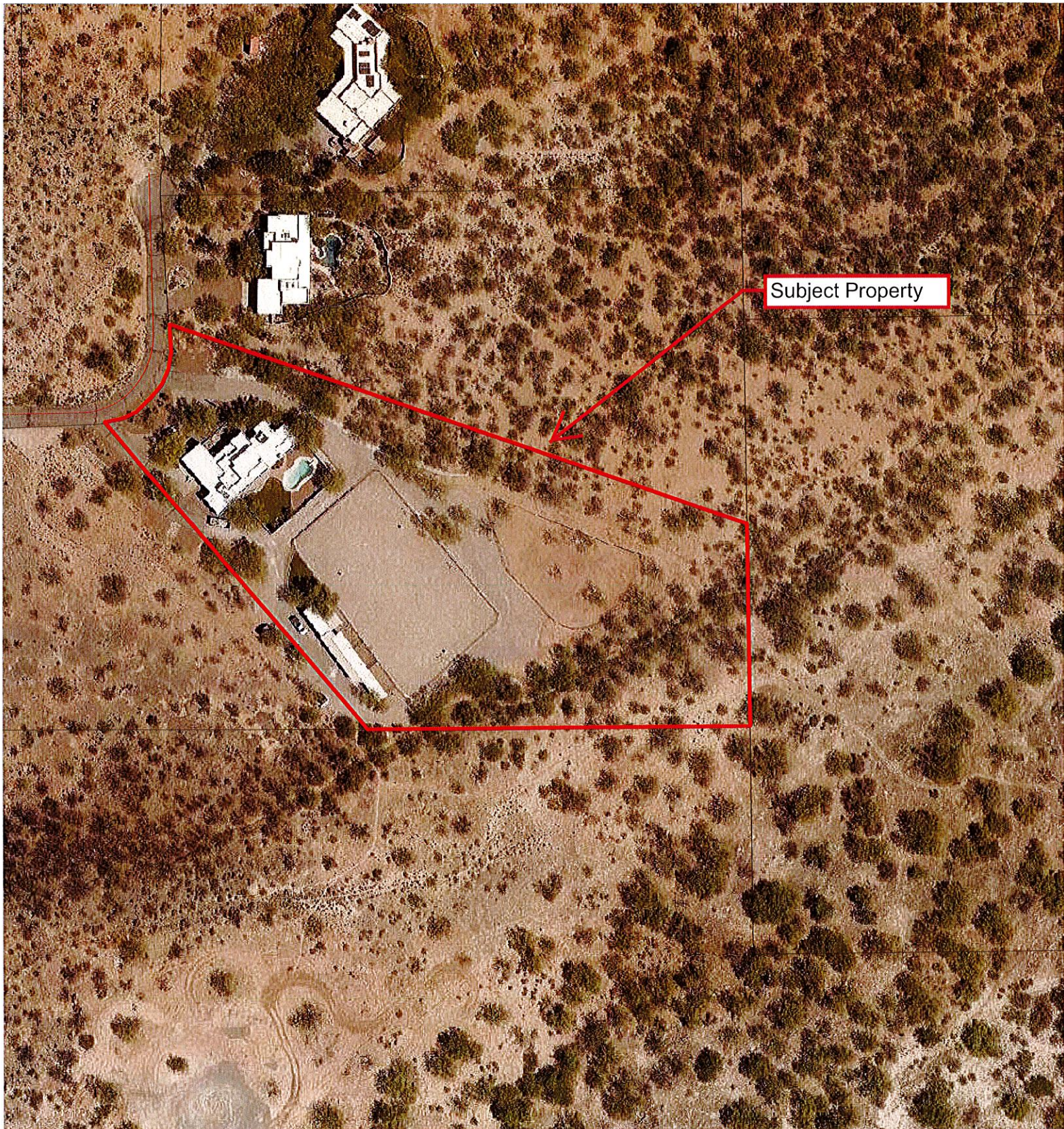
### Recommendation

Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County

Attachments: Exhibit A – Project Location  
Exhibit B – Project Site – Riparian Classification Map  
Exhibit C – Mitigation Banking In-lieu Fee Proposal



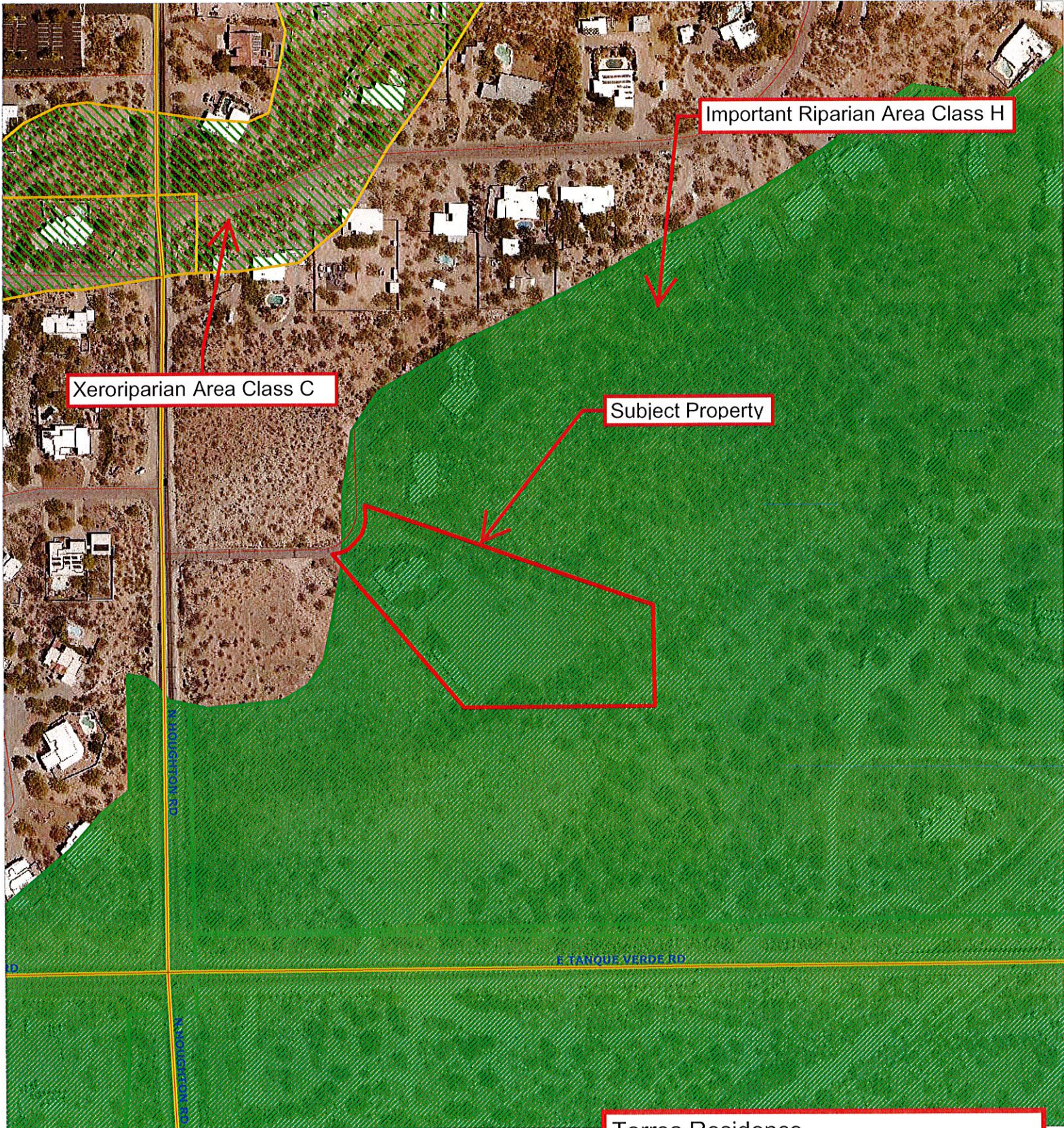
# Exhibit A



Torres Residence  
10340 East Rancho Del Este Drive  
BOS Meeting Date 3/17/2020



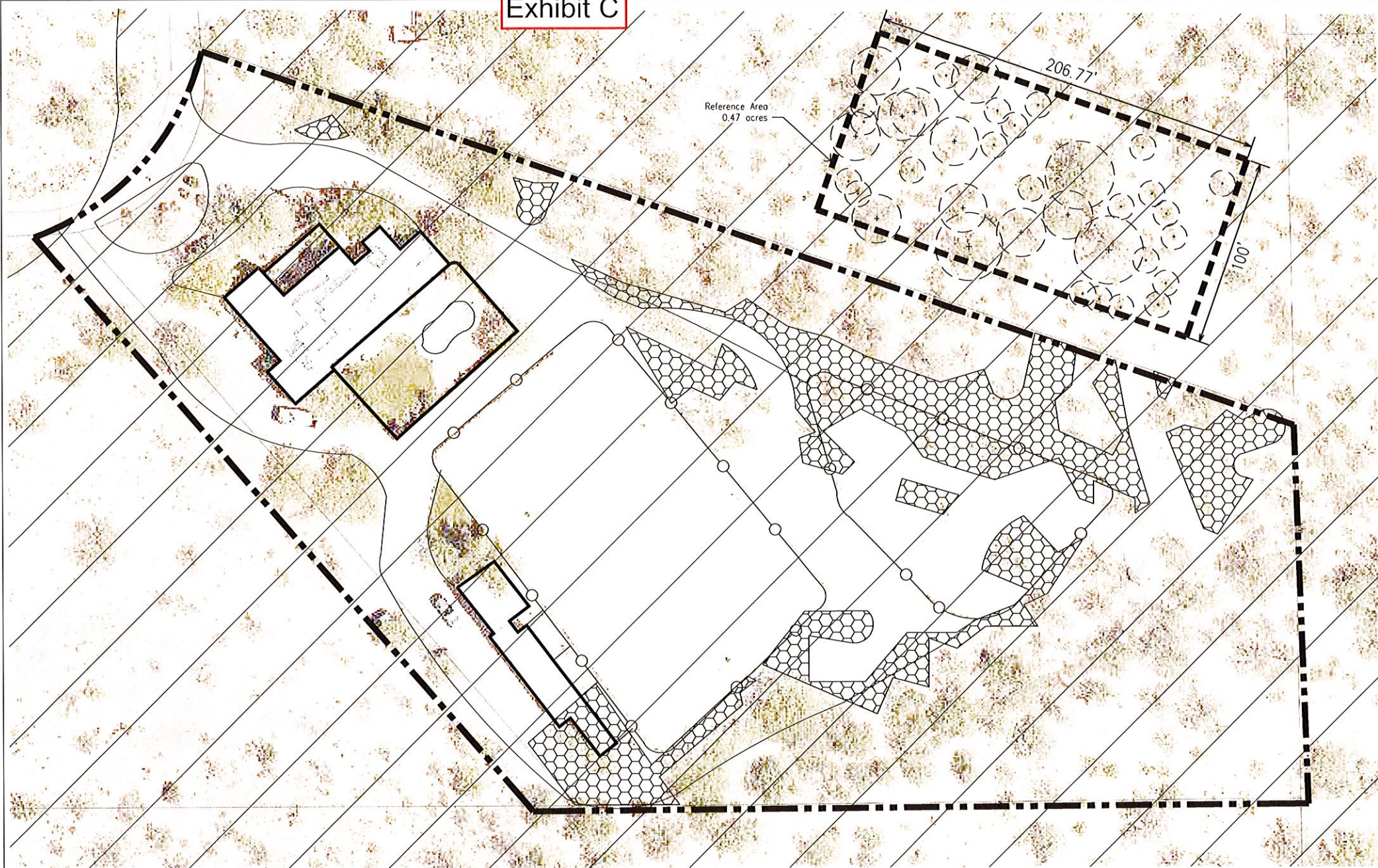
# Exhibit B



Torres Residence  
10340 East Rancho Del Este Drive  
BOS Meeting Date 3/17/2020



Exhibit C



TORRES RESIDENCE  
OFFSITE IN LIEU FEE CALCULATIONS  
FOR REGULATED RIPARIAN HABITAT



LOCATION MAP  
Scale: 3" = 1 mile

10340 E. Rancho Del Este Dr.

Pima County  
SR Zoning

Parcel: 114-57-063H

Section: 36-13-15

Legal: IRR PTN IN CTRL PTN SW4 SW4 3.33 AC

GENERAL NOTES:

1. This project's parcel boundaries were obtained from Pima County MapGuide. The riparian habitat linework is also from MapGuide.
2. The air photo shown on this plan is the 2018 photo from Pima Maps and shows the current condition of the site. Other older photos were consulted and compared to the current conditions.
3. Calculations are based off plant inventory of neighboring undisturbed land (done with neighbor's permission).

REGULATED RIPARIAN HABITAT:

1. Project area contains regulated riparian habitat. This habitat consists of Important Riparian Habitat (IRA) Hydromesoriparian.
2. Total Site Area is 3.59 acres.
3. Total Area of IRA Hydromesoriparian is 3.59 acres and contains 0.47 acres of disturbance that are not grandfathered in.
4. Based on field work to estimate number of plants in disturbed area the in-lieu fee proposed is \$4866.00

LEGEND:

- PROPERTY LINE
- IRA - HYDROMESORIPARIAN LIMITS
- NON-GRANDFATHERED DISTURBANCE LIMITS
- REFERENCE AREA

- EXISTING TREE
- EXISTING SHRUB

RIPARIAN LEGEND:

- IRA - HYDROMESORIPARIAN AREA - 3.59 ACRES
- IRA - HYDROMESORIPARIAN DISTURBED AREA NON-GRANDFATHERED - 0.47 ACRES (as provided by RFCO to client)

REGULATED RIPARIAN HABITAT CALCULATIONS

IRA HYDROMESORIPARIAN MITIGATION--	
Total Site Area	3.59 acres
Total Area IRA Hydromesoriparian	3.59 acres
Total Disturbed area non-grandfathered	0.47 acres

PLANT SPECIES FOUND IN REFERENCE AREA (OFF SITE)

REFERENCE SITE TOTAL AREA: 0.47 acres

BOTANICAL NAME	COMMON NAME	TOTAL IN REFERENCE AREA
<b>TREES</b>		
Prosopis velutina	Velvet Mesquite	13
<b>SHRUBS</b>		
Ziziphus obtusifolia	Greythorn	3
Larrea tridentata	Creosote	20

RIPARIAN MITIGATION IN-LIEU FEE

Cost for Riparian Mitigation- Based on Field Work			
Item	QTY	Unit cost	total cost (1-1.5)
Trees @15 gallon	13	\$ 85.00	\$ 1,657.50
Shrubs @5 gallon	12	\$ 27.00	\$ 486.00
Shrubs @1 gallon	11	\$ 10.00	\$ 165.00
Seeding S.F.	20473	\$ 0.04	\$ 1,228.39
Irrigation	1	\$ 750.00	\$ 750.00
Monitoring/Maintenance - annual	5	\$ 300.00	\$ 1,500.00
Total In-Lieu Fee			\$ 5,786.89



SCALE: 1" = 30'-0"

REVISIONS / SUBMITTALS

Novak Environmental, Inc.

4574 North First Avenue, Suite #100

Tucson, AZ 85718

Tel 520 206 0591

Fax 520 882 3006

Landscape Architect: NAE Resources Planning Mitigation



Torres Residence  
10340 E. Rancho Del Este Dr.  
Tucson, AZ 85749



DESIGNED BY: AM  
DRAWN BY: AM  
CHECKED BY: KC  
DATE: 2-21-2020  
JOB NO.: 20007  
SHEET NUMBER

1-2  
1 OF 2

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